

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$1220

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$630 for Community Development Services Department
 (One check made payable to KCCDS)

SP-08-00035

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
(CDS STAFF SIGNATURE)

x T. Culberg

DATE

7-16-08

RECEIPT #

2209



NOTES

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Kern Johnson and John Hink
Mailing Address: 3260 Badger Pocket Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-968-4468
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: _____

3. **Street address of property:**

Address: 3260 Badger Pocket Rd
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

Parcel A in Book 18 of Surveys at Page 194

5. **Tax parcel number(s):** 17-19-24000-0014, 0029, and 0031

6. **Property size:** 13.94 _____ (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

2 lot short plat with existing individual wells and septic systems as per the application map.

8. **Are Forest Service roads/easements involved with accessing your development?**
Yes No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
Badger Pocket Rd

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Chris Cruse

Date:

7/16/2008

Signature of Land Owner of Record:
(REQUIRED for application submittal)

John 77 Hill

Date:

7-15-08

CHICAGO TITLE INSURANCE COMPANY*a corporation, herein called the Company,***GUARANTEES****Policy No. 72030- 7009**

CRUSE AND ASSOCIATES

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

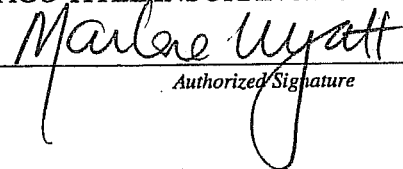
LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: June 25, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By


Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

SUBDIVISION GUARANTEE

Office File Number : 0107316
Guarantee Number : 48 0035 72030 7009
Dated : June 25, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : JOHNSON

Name of Assured: CRUSE AND ASSOCIATES

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel A of that certain Survey as recorded August 5, 1992, in Book 18 of Surveys, page 194, under Auditor's File No. 551311, records of Kittitas County, Washington; being a portion of West Half of the Southeast Quarter of Section 24, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington

Title to said real property is vested in:

O. KERN JOHNSON, ALSO SHOWN OF RECORD AS ODA K. JOHNSON, AS HIS SEPARATE ESTATE, AS TO AN UNDIVIDED 78.47% FRACTIONAL INTEREST AND JOHN F. HINK AND CINDY L. HINK, HUSBAND AND WIFE, AS TO AN UNDIVIDED 21.53% FRACTIONAL INTEREST

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107316

Guarantee Number: 48 0035 72030 7009

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the second half of the year 2007, which become delinquent after October 31, 2008, if not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session, repealing Sections 4 and 5, Chapter 288, Laws of 1971, 1st Ex. Session and subsequent amendments thereto.
 Amount: \$139.43
 Tax No.: 17-19-24000-0014 (750133)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$139.43.
General taxes and assessments for the full year: \$278.86

NOTE: General taxes and assessments for the year 2008 without regard to the exemption:
Amount: \$1,469.25

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2008 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser or the heirs than the foregoing amount.

5. General taxes and assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid:

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 85.64	(\$ 85.65)	(\$ 171.29)	17-19-24000-0029 (16041)	Portion said premises
\$ 670.10	(\$ 670.11)	(\$ 1,340.21)	17-19-24000-0031 (19369)	Portion said premises

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

6. Cascade Irrigation District assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year amount)</u>	<u>Parcel No.</u>	<u>Affects</u>
\$ 112.50	(\$ 112.50)	(\$ 225.00)	750133-100-1	Portion said premises
\$ 133.65	(\$ 133.65)	(\$ 267.30)	16041-100-1	Portion said premises
\$ 670.10	(\$ 670.11)	(\$ 1,340.21)	19369-100-1	Portion said premises

(SCHEDULE B)

File No. 0107316

Guarantee Number: 48 0035 72030 7009

7. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002.
8. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.
9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 29, 1963 and September 8, 1978, under Kittitas County Auditor's File No. 304134, 304135 and 423044.
For : Right of way of drain ditch
Affects : Southerly line of said premises
10. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
11. DEED OF TRUST, and the terms and conditions thereof:
Grantor : John F. Hink and Cindy L. Hink, husband and wife, and Oda K. Johnson, as his separate
Trustee : AmeriTitle
Beneficiary : Vanderbilt Mortgage and Finance, Inc.
Amount : \$112,353.31, plus interest
Dated : June 25, 2004
Recorded : June 29, 2004
Auditor's File No. : 200406290058
Affects : Portion of said premises

The Deed of Trust is a re-record of document recorded July 9, 2004, under 200407090041.

END OF EXCEPTIONS

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Section 24, Township 17N, Range 19E, Ptn W Half of SE Quarter (Parcel A, Book 18 of Surveys, page 194).
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

(SCHEDULE B)

File No. 0107316

Guarantee Number: 48 0035 72030 7009

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/lam

1 cc: Cruse & Associates: Marsha

Johnson - Hink Sh. + Plat

FROM		ANGLE		DIST		NORTH		EAST		TO
*****	PT/PT INVERSE									
*****	START					589182.90199		2024959.61449		527
527	INV	N	88 51 58	E	513.72	589193.06792		2025473.23527		526
526	INV	S	1 56 35	W	347.28	588845.99167		2025461.45986		511
511	INV	S	27 48 20	W	615.86	588301.24291		2025174.17739		510
510	INV	S	1 41 31	E	315.54	587985.84269		2025183.49322	Johnson	cor
409	INV	S	88 51 58	W	217.31	587981.54238		2024966.22519	Johnson	Cor
408	INV	N	0 18 55	W	1201.38	589182.90199		2024959.61449	Johnson	Cor
									KERN JSON	COR

①

NO CLOSURE ERROR Area = 434409.60 sq ft 9.97267 ac
 FROM ANGLE DIST NORTH EAST TO

FROM		ANGLE		DIST		NORTH		EAST		TO
*****	PT/PT INVERSE									
*****	START					587981.54238		2024966.22519		408
408	INV	N	88 51 58	E	217.31	587985.84269		2025183.49322	Johnson	Cor
409	INV	S	1 41 31	E	770.56	587215.61527		2025206.24305	Johnson	Cor
523	INV	N	87 27 38	W	236.09	587226.07618		2024970.38229	KERN JSON	COR
528	INV	N	0 18 55	W	755.48	587981.54238		2024966.22519	KERN JSON	COR
									Johnson	Cor

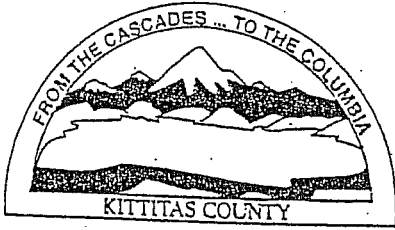
②

NO CLOSURE ERROR Area = 172792.48 sq ft 3.96677 ac
 FROM ANGLE DIST NORTH EAST TO

FROM		ANGLE		DIST		NORTH		EAST		TO
*****	PT/PT INVERSE									
*****	START					589182.90199		2024959.61449		527
527	INV	N	88 51 58	E	513.72	589193.06792		2025473.23527	KERN JSON	COR
526	INV	S	1 56 35	W	347.28	588845.99167		2025461.45986	KERN JSON	COR
511	INV	S	27 48 20	W	615.86	588301.24291		2025174.17739		510
510	INV	S	1 41 31	E	1086.10	587215.61527		2025206.24305	Johnson	cor
523	INV	N	87 27 38	W	236.09	587226.07618		2024970.38229	KERN JSON	COR
528	INV	N	0 18 55	W	1956.86	589182.90199		2024959.61449	KERN JSON	COR
									KERN JSON	COR

Total

NO CLOSURE ERROR Area = 607202.08 sq ft 13.93066 ac



Kittitas County Planning Department

DATE: 11/18/03

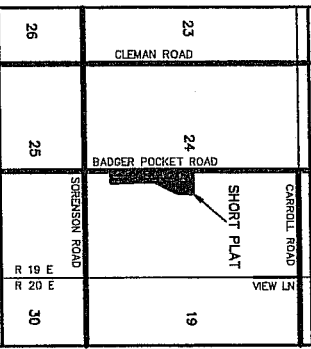
REQUEST FOR PARCEL HISTORY

Name: Oda K. & Lueille K. Johnson
Address: 3260 Badger Pocket Rd.
Ellensburg WA 98926
Phone Number: (509) 968-3202
Parcel Number: 17-19-24000-0029
Information Needed: How can property be divided.

For Staff Use:
Zoning Classification: Comm Ag 20
Staff Notes: Parcel created by survey (ARN
557311) 1992. Meets min. size
for short plat in zone - eligible
for one-time split under 17,29040
Commercial Ag Zone.
J. Shoran 11/18/03

The Kittitas County Planning Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted.

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER
CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE JOHNSON-HINK SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

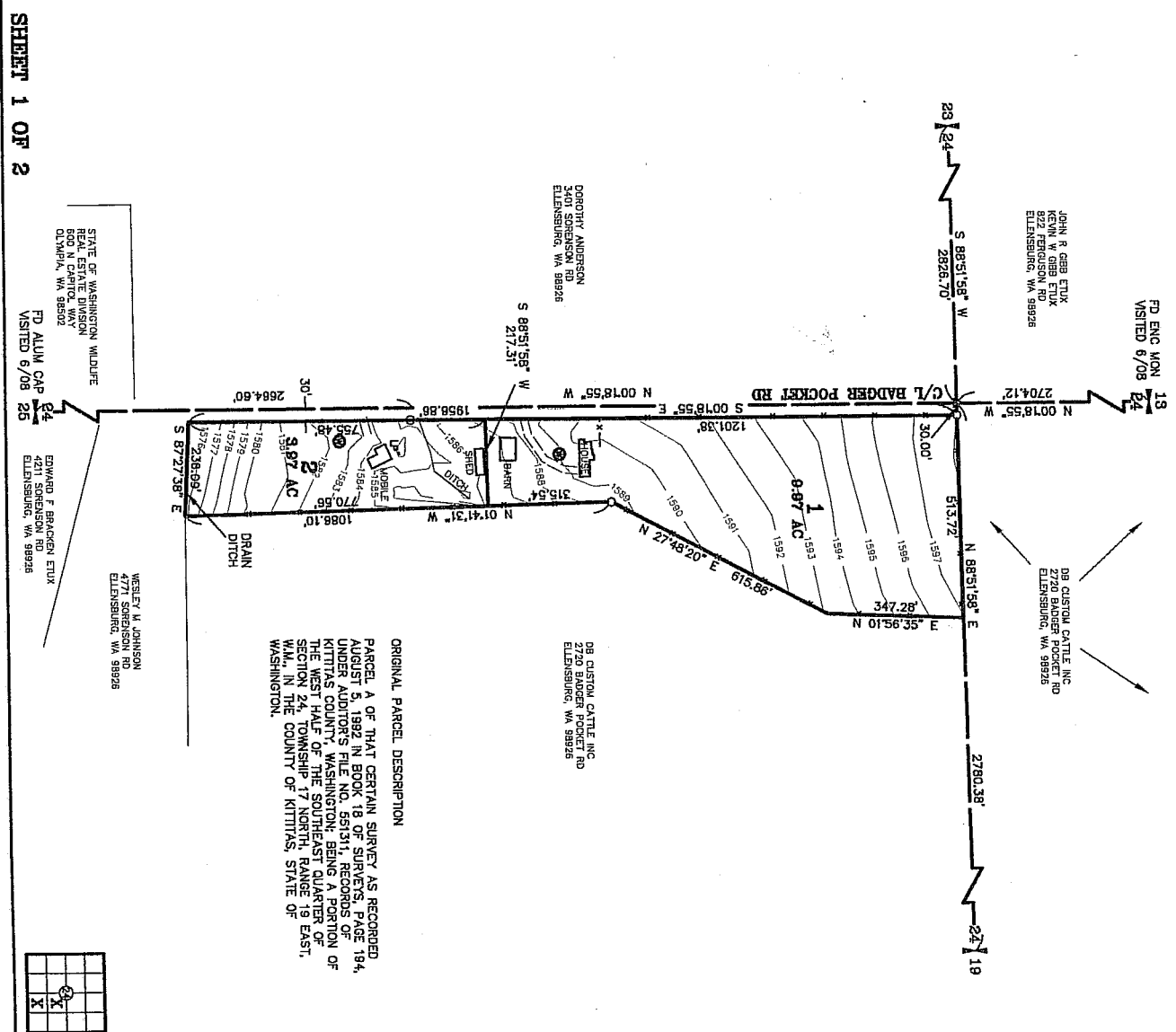
KITTITAS COUNTY PLANNING DIRECTOR
CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 17-1-4-2400-0014, 17-1-4-2400-0028 & 17-1-4-2400-0031
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: ODA K. JOHNSON ETUX & JOHN F. HINK ETUX
ADDRESS: 3240 BADGER POCKET ROAD
ELLENSBURG, WA 99228
PHONE: (509) 888-4488
DISTINGUISHING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: TWO (2)
SCALE: 1" = 200'

SUBMITTED ON _____
ADJUDICATING APPROVAL DATE _____
RETURNED FOR CAUSE ON _____

JOHNSON-HINK SHORT PLAT
PART OF SECTION 24, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON



ORIGINAL PARCEL DESCRIPTION
PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 5, 1992 IN BOOK 18 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NUMBER 184, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDING TO KITTITAS COUNTY NOXIOUS WEEDS ACCORDING TO WAC 163.03.010 IMMEDIATE NOXIOUS WEED AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 18 OF SURVEYS, PAGE 194 AND THE SURVEY'S REFERENCED THEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2008, at _____ M., in Book J of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

GERALD V. PETTI by _____
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveyors Act, Chapter 163 RCW, as amended, and I have not been convicted of a crime under the request of JOHN HINK, IN THE YEAR 2008.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 35815
7/16/2008

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 99228 (509) 888-8342

JOHNSON-HINK SHORT PLAT

